

**Town of Foxborough
Conservation Commission Minutes
December 19, 2011**

Members Present: Robert Boette (Chair), Allan Curtis (Vice Chair), Douglas Davis, Judith Johnson, James Marsh and Eric Nelson (Clerk)
Absent: Valerie Marshall
Also Present: Jane Sears Pierce, Conservation Manager

Meeting Opened

Bob Boette opened the meeting, held in the Andrew A. Gala Jr. Meeting Room, at 7:00 p.m.

ANRAD, 45 Panas Road, DEP #157-503, Nicholas Panagopoulos

Information Submitted:

- Abbreviated Notice of Resource Area Delineation package dated November, 2011
- Wetland Location Plan, 45 Panas Road, Foxborough, MA dated 11/28/11
- Letter from Bay Colony Group dated 11/28/11

Bob opened the hearing by reading the legal notice, as posted in the Sun Chronicle.

The Applicant's representatives, Briscoe Lang of Pare Corp. and Bill Buckley of Bay Colony Group, were present to review the wetland delineation. Bill submitted the filing's certified mail green cards to the Commission. Jane gave a copy of her Manager's Report with detailed notes from her two site visits to review the delineation to Briscoe.

Briscoe reviewed the wetland delineation and site visit findings for the Commission. He indicated that a bordering land subject to flooding (BLSF) area was added to the Panas Road side of the site, since it had been under water during the November 8th site visit (after a three inch rain event during the previous night). While on their site visit, Jane noticed that the topography did not seem accurate, so the applicant will re-fly the topography. Also, the back of the property, although delineated, had not been surveyed so a new plan will need to be submitted with the new topographic lines and complete survey.

Jane asked Bill Buckley to review the property's past filing history. Bill explained that in the late 1980s, his client wanted to develop a driving range (on Route 1), so he pushed all of the topsoil into stockpiles and cut all the trees. In the early 1980s, he began to build 10 Panas Road and poured the foundation, but the site sat unfinished for years.

Bill reviewed DEP #157-447's plan, which included a wetland replication area, since a small area of wetland at building 10 had been filled to expand a parking lot. During the hearing, the Commission learned that the applicant wanted to cross the wetland area (across from building 10) in the future to access his back acreage, so the replication area was included on the plan. Bill explained that you can't access a commercial area through a residentially zoned area, so the back area of the property can't be accessed off Willis Road, thus the need for the wetland crossing. He said that the roadway's Order of Condition has been closed, but OoCs for two lots remain open.

Bill explained that the applicant had recently started working on the roadway's parking lot (across from buildings, on same side as proposed replication area), but the Planning Board told him that his permit had expired, so the parking lot is on hold for now.

Motion was made by Allan Curtis to continue the hearing for DEP #157-503 to January 9, 2012, at 7:05 PM; seconded by Eric Nelson. **Vote: 6-0-0.**

Conservation Rental Properties

The Commission briefly discussed how they should proceed in dealing with their rental houses, now that Town Meeting has voted to change the Town Manager's Act. The Commission directed Jane to send letters out to the tenants by the end of January, informing them that their leases would expire in April and that their monthly rent would increase. The Commission would continue this discussion during the next meeting.

Meeting Adjourned

Motion was made by Allan Curtis to adjourn; seconded by Doug Davis. **Vote: 6-0-0.**

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Eric Nelson, Clerk

Draft minutes submitted by Jane Sears Pierce: 12/11/12

Approved by Commission: 12/17/12

Documents, Not Referenced Above, Reviewed During Meeting

Attached Documents:

1. Agenda, December 19, 2011
2. Meeting Sign In Sheet

Location of Other Documents:

3. Manager's Report, filed in Manager's Report binder in Conservation Commission's office.
4. Referenced projects' documents: please see Conservation Commission's project file